

BOARD OF ZONING APPEALS

CITY OF MILWAUKEE

REGULAR MEETING - November 30, 2000
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairman: Craig H. Zetley (*voting on items 1-37*)

Members: Henry P. Szymanski (*voting on items 1-37*)
Scott R. Winkler (*voting on items 2-37*)
Catherine M. Doyle (*voting on items 1-13, 15-37*)
Roy B. Nabors (*voting on items 1-28*)

Alt. Board Members: Georgia M. Cameron (*voting on items 29-37*)
Donald Jackson (*voting on items 1, 14*)

START TIME: 4:35 p.m. END TIME: 7:40 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	23073 Special Use	The Salvation Army; Lessee Major James Frye Request to occupy the premises as a social service facility.	3120-28 W. Wisconsin Av. 4th Dist.
	Action:	Denied	
	Motion:	Board member moved to deny the request. Seconded by Board member Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	
2	23291 Special Use	Franson Truck Lines, Inc., Prospective Buyer Request to occupy the premises as a truck terminal and repair shop.	9530 N. 107 St. 15th Dist.
	Action:	Dismissed	
	Motion:	Board member Winkler moved to dismiss the application without prejudice. Seconded by Board member Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
3	23286 Special Use	Rising Star M.B.C. Church James Hukes;Other Request to occupy the premises as a church.	4151 N. Green Bay Av. 1st Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of staff and will be rescheduled for the next available hearing.	
4	23278 Dimensional Variance	Milwaukee Friends Meeting, Property Owner Request to occupy the premises as a church without the twenty required parking spaces (17 provided).	3224 N. Gordon Pl. 3rd Dist.
	Action:	Dismissed	
	Motion:	Board member Winkler moved to dismiss the request without prejudice. Seconded by Board member Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
5	23299 Change of Operator	Roosevelt Gas Gurinder S. Nagra; Lessee Request to continue occupying the premises as a motor vehicle pumping station with a convenience store.	4295-99 N. Teutonia Av. 1st Dist.
	Action:	Granted	
	Motion:	Board member Winkler moved to grant the change of operator. Seconded by Board member Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
6	23271 Use Variance Granted	Diaspora Tea & Herb Co., LLC, Lessee Request to occupy the premises as a light manufacturing and wholesale facility.	818-22 E. Chambers St. 3rd Dist.
	Action:	Granted 10 yrs.	
	Motion:	Board member Winkler moved to grant the appeal. Seconded by Board member Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetely Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Variance is granted for a period of ten (10) years.	
7	23285 Dimensional Variance	Westminster Presbyterian Church Chris Rute; Property Owner Request to construct 26.5 sq. ft. sign on the premises that will replace the existing signage -- results in a net increase of 6.5 sq. ft.	2308 E. Belleview Pl. 3rd Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned from the consent agenda at the request of an interested party and will be rescheduled at the next available hearing.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
8	23215 Special Use	Gene Batuner Request to continue occupying the premises for used auto sales.	8482 W. Hampton Av. 5th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Board member Winkler moved to grant the appeal. Seconded by Board member Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 3. That the petitioner build in accordance with the plans submitted. 4. That the petitioner fully comply with all orders from the Department of Neighborhood Services. 5. That there is no outdoor storage of auto parts, junk, tires, debris, or nuisance vehicles. 6. That the petitioner comply with all prior conditions of the Board in Case No. 20438 except as may be amended herein. 7. That this Special Use is granted for a period of three (3) years. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
9	23268 Special Use	Binh S. Hua, Property Owner Request to occupy the premises as a type 'A' restaurant and a real estate office.	4101-03 N. Port Washington Rd. 6th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Board member Winkler moved to grant the appeal. Seconded by Board member Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening plans meeting the intent of s.295-75 are submitted to and approved by the Department of City Development within thirty (30) days. 5. That this Special Use is granted for a period of ten (10) years. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
10	23275 Dimensional Variance	Timothy Owen Smith, Property Owner Request to split the existing parcel into two non-conforming lots with one dwelling unit on each parcel.	2601 N. Humboldt Bl. 6th Dist.
	Action:	Granted	
	Motion:	Board member Winkler moved to grant the appeal. Seconded by Board member Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner submit a Certified Survey Map to the Department of City Development - Planning Administration Section. 5. That the Certified Survey Map is approved by the Common Council of the City of Milwaukee. 6. That this Variance is granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
11	23276 Dimensional Variance	Timothy Owen Smith Request to split the existing parcel creating two non-conforming lots with a dwelling unit on each parcel.	1018-20 E. Clarke St. 6th Dist.
	Action:	Granted	
	Motion:	Board member Winkler moved to grant the appeal. Seconded by Board member Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the petitioner submit a Certified Survey Map to the Department of City Development - Planning Administration Section.</p> <p>5. That the Certified Survey Map is approved by the Common Council of the City of Milwaukee.</p> <p>6. That these Variances are granted to run with the land.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
12	23294 Special Use	Jessica Properties, LLC. Gary Lipor; Property Owner Request to occupy a portion of the premises as an office. Action: Granted 10 yrs. Motion: Board member Winkler moved to grant the appeal. Seconded by Board member Szymanski. Vote: 4 Ayes, 0 Nays, 1 - C. Zetley Abstained. Conditions of Approval: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner clean the rear yard of the premises and maintain it free from stored vehicles, junk, and other debris. 5. That this Special Use is granted for a period of ten (10) years.	532 E. Capitol Dr. 6th Dist.
13	23283 Special Use	Willowglen Academy, Inc. Ms. Linda Daley; Property Owner Request to continue occupying the premises as a Community Based Residential Facility (CBRF) and increasing the number of residents from 8 to 9. Action: Granted 10 yrs. Motion: Board member Winkler moved to grant the appeal. Seconded by Board member Szymanski. Vote: 4 Ayes, 0 Nays, 1 - C. Zetley Abstained. Conditions of Approval: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of ten (10) years.	5554 N. 57th St. 9th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
14	23267 Dimensional Variance	Betty Nash Property Owner Request to continue occupying the premises as a group Community Based Residential Facility (CBRF) for 7 adults located within 2500 ft. of another CBRF.	3873 N. 51st St. 10th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Board member Doyle recused herself from this matter. Board member Winkler moved to grant the appeal. Seconded by Board member Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Variance is granted for a period of ten (10) years.	
15	23284 Use Variance	Dirk Korthals, Property Owner Request to construct a parking structure (addition) to the existing building.	3231 N. 30th St. 10th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Board member Winkler moved to grant the appeal. Seconded by Board member Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner work with Department of City Development - Planning Administration staff on an acceptable facade and elevation plan, and that such plans are approved by the department prior to the issuance of any permits. 5. That this Variance is granted for a period of ten (10) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
16	23281 Special Use	F-S Truck and Trailer/McCoy National Leasing, Prospective Buyer Request to construct an addition to the existing building and occupy the premises for truck repair, parking and leasing.	6131 N. 84th St. A/K/A 8408 W. Kaul Ave. 15th Dist.
	Action:	Granted	
	Motion:	Board member Winkler moved to grant the appeal. Seconded by Board member Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the conditions of approval for the previous special use are complied with. 5. That the unused driveway on W. Lynx Avenue be closed and restored with curb and gutter. 6. That a driveway permit be issued for the proposed driveway on West Kaul Avenue. 7. That this Special Use is granted for a period of time commencing with the date hereof and expiring October 1, 2001. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
17	23282 Special Use	Willowglen Academy, Inc. Ms. Linda Daley; Property Owner Request to continue occupying the premises as a Community Based Residential Facility (CBRF) and increasing the number of residents from 8 to 9. Action: Granted 10 yrs. Motion: Board member Winkler moved to grant the appeal. Seconded by Board member Szymanski. Vote: 4 Ayes, 0 Nays, 1 - C. Zetley Abstained. Conditions of Approval: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy permit and complies with all State commercial codes for CBRFs including building setback restrictions. 5. That this Special Use is granted for a period of ten (10) years.	10133-35 W. Kiehnau Av. 15th Dist.
18	23287 Special Use	Telecorp Realty, LLC. Glenna Nathans, VP/GM-Milwaukee; Lessee Request to construct a 128 ft. high self supported communication tower. Action: Adjourned Motion: This item was adjourned from the consent agenda at the request of Board member Szymanski and will be rescheduled for the next available hearing.	5827 N. 99th St. A/K/A 5825 N. 99th St. 15th Dist.
19	23290 Special Use	Inter-Denominational Church of the One Lost Sheep; Lessee Warren Kirkendoll Request to occupy the premises as a church. Action: Adjourned Motion: This item was adjourned from the consent agenda at the request of the property owner and will be rescheduled for the next available hearing.	3606-08 W. Lisbon Av. 17th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
20	23231 Special Use	United Apostolic Church of God David L. Evans, Sr.; Prospective Buyer Request to occupy the premises as a day care center for 124 children, ages infant to 12 yrs., open 24 hrs.	5030 W. Hampton Av. A/K/A 5020 W. Hampton Ave. 1st Dist.
	Action:	Adjourned	
	Motion:	Board member Nabors moved to adjourn the appeal to allow the applicant to appear in person. Seconded by Board member Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
21	23239 Special Use Granted	Kinder Korner Academy Rita Bergeron; Lessee Request to continue occupying the premises as a day care center and expand to 101 children, ages 6 wks. - 12 yrs., from 6:00 a.m. to 11:30 p.m.	6003 W. Villard Av. A/K/A 6003-05 W. Villard Ave. 2nd Dist.
	Action:	Granted 4 yrs.	
	Motion:	Board member Winkler moved to grant the appeal. Seconded by Board member Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the play area is not used after 7:00 P.M. 5. That if any permit or license from the State of Wisconsin is revoked by the State of Wisconsin, the Special Use herein granted shall immediately become null and void. 6. That this Special Use is granted for a period of ten (10) years. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
22	23233 Appeal of an Order	Kathryn Hilety, Property Owner Request to appeal the order of the Department of Neighborhood Services inspector determining the use to be a three family dwelling unit.	3908-12 N. 68th St. 2nd Dist.
	Action:	Adjourned	
	Motion:	Board member Winkler moved to adjourn the appeal to the January 25, 2001 contested hearing at the request of the appellant's attorney. Seconded by Board member Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
23	23227 Dimensional Variance	Farwell & Cramer, LLC Lynn A. Quirk; Property Owner Request to continue occupying the premises as a three family dwelling unit.	2710 N. Farwell Av. A/K/A 2712, & 2712A N. Farwell 3rd Dist.
	Action:	Granted 5 yrs.	
	Motion:	Board member Winkler moved to grant the appeal. Seconded by Board member Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That these Variances are granted for a period of five (5) years.	
24	23259 Appeal of an Order	Rainmaker Enterprises, Inc. Andy Bussalacchi; Property Owner Request to appeal the order of the Department of Neighborhood Services determining the premises to be a contractor's yard.	925 E. Pearson St. 3rd Dist.
	Action:	Denied - Order upheld.	
	Motion:	Board member Nabors moved to deny the appeal and uphold the order. Seconded by Board member Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
25	23280 Use Variance Denied	St. Charles Youth and Family Services John Gomez; Lessee Request to occupy the premises as an office and social service facility.	2202 W. Clybourn St. A/K/A 2202-12 W. Clybourn 4th Dist.
	Action:	Denied	
	Motion:	Board member Winkler moved to deny the variance. Seconded by Board member Szymanski. Ayes: Szymanski, Winkler, Nabors, Doyle. Abstain: Zetley. Board member Winkler then moved to deny the special use. Seconded by Board member Szymanski. Ayes: Zetley, Szymanski, Winkler. Nays: Doyle, Nabors	
26	23244 Special Use	Priya Corp, Lessee Request to continue occupying the premises as a motor vehicle pumping facility and convenience store.	4801 N. 76th St. 5th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Board member Szymanski moved to grant the appeal. Seconded by Board member Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel. 5. That this Special Use is granted for a period of ten (10) years.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
27	23262 Special Use	<p>Appleton Angels Christian Child Care Center Diana N. Patterson; Lessee</p> <p>Request to occupy the premises as a day care center for 85 children, ages 6 mo. through 12 yrs., from 6 a.m. to 6 p.m.</p> <p>Action: Granted 3 yrs.</p> <p>Motion: Board member Winkler moved to grant the appeal. Seconded by Board member Szymanski.</p> <p>Vote: 4 Ayes, 0 Nays, 1 - C. Zetley Abstained.</p> <p>Conditions of Approval:</p> <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That a loading zone is obtained on West Townsend Street adjacent to the site. 5. That the driveway on N. 76th Street is closed and restored with curb and gutter. 6. That signage is limited to a maximum of 40 square feet. 7. That signage is limited to the sign band above the storefront windows or on an awning. 8. That the van not be parked in front of the building for more than one (1) hour at a time. 9. That there be no more than three (3) vehicles parked in the rear of the premises. 10. That this Special Use is granted for a period of three (3) years. 	7607 W. Townsend St. 5th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
28	23177 Special Use	Captain Install, Inc. ; Lessee James Richey Request to continue occupying the premises as a motor vehicle repair(radio and alarm install) facility.	2231 N. Humboldt Av. 6th Dist.
	Action:	Granted	
	Motion:	Board member Szymanski moved to grant the appeal for a temporary period of time. Seconded by Board member Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. The applicant complies with the time frame established by the Board of Standards and Appeals for the paving of the parking lot. 5. That all required landscaping be completed by July 15, 2001. 6. That the parking area along the north side of the building is paved. 7. That direct access to the alley is blocked by a physical barrier. 8. That the driveway serving the parking area is narrowed. 9. That no storage of vehicles or any activity related to this use occur in the public right of way. 10. That all conditions and recommendations of the City Engineer, as set forth in the 1995 letter regarding this premises, are complied with and maintained. 11. That all prior conditions of the Board regarding this premises are complied with and maintained except as may be amended herein. 12. That this Special Use is granted for a temporary period time commencing with the date hereof and expiring June 1, 2001. 	

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29	23277 Special Use	William T. Bell, Lessee Request to occupy the premises as a motor vehicle repair center.	2452 N. Martin L King Dr. 6th Dist.
	Action:	Denied	
	Motion:	Board member Winkler moved to deny the appeal. Seconded by Board member Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
30	23240 Special Use	Redevelopment Authority of the City of Milwaukee, Property Owner Request to construct a mixed use building (commercial and residential) on the premises.	1823-31 N. Martin L. King Jr. Dr. 6th Dist.
	Action:	Granted	
	Motion:	Board member Szymanski moved to grant the appeal. Seconded by Board member Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the appellant continue to work with Department of City Development - Long Range Planning staff on an acceptable facade and elevation plan, and that such plans are approved by the department prior to the issuance of any permits. 5. That this Special Use is granted to run with the land.	
31	23274 Special Use	Roxanne Orlando, Lessee Request to occupy the premises as a day care center for 20 children, ages 6 wks. through 4 yrs., from 6:30 a.m. - 6:00 p.m.	929 S. 9th St. 12th Dist.
	Action:	Adjourned	
	Motion:	Board member Winkler moved to adjourn the appeal to the Board's next administrative review session to allow the Board to deliberate on testimony received. Seconded by Board member Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
32	23292 Use Variance	St. Peter's Evangelical Lutheran Church Rev. James Getka; Prospective Buyer	1223-39 S. 8th St. 12th Dist.
		Request to construct a parking lot on the premises.	
	Action:	Adjourned	
	Motion:	Board member Szymanski moved to adjourn the appeal to allow DCD to prepare a comprehensive report regarding the existing structure. Seconded by Board member Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
33	23272 Special Use	Loan Max Roderick Aycox; Lessee	4342-46 S. 27th St. 13th Dist.
		Request to occupy the premises as a title loan company.	
	Action:	Denied	
	Motion:	Board member Doyle moved to deny the appeal. Seconded by Board member Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetely Abstained.	
34	23289 Dimensional Variance	Michael C. Borbash and Carol L. Hart Property Owner	701 E. Cudahy Av. 13th Dist.
		Request to construct a single family dwelling unit on the premises.	
	Action:	Granted	
	Motion:	Board member Winkler moved to grant the appeal. Seconded by Board member Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner building accordance with plans submitted. 4. That this Variance is granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
35	23110 Dimensional Variance	Pedro and Maria Armas, Property Owner Request to construct a detached garage on the premises.	224-26 W. Howard Av. 13th Dist.
	Action:	Granted	
	Motion:	Board member Szymanski moved to grant the appeal. Seconded by Board member Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 - C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof. 3. That the petitioner maintain the plans as approved. 4. That this Variance is granted to run with the land.	
36	23145 Dimensional Variance	National Property Enterprises, Property Owner Request to establish a 5 unit apartment building without the required parking.	1508 N. Cass St. 3rd Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the Applicant and will be rescheduled for the next available hearing.	
37	23158 Dimensional Variance	Lad Lake, Inc., Prospective Buyer Request to occupy the premises as group home for 8 juveniles ages sixteen to eighteen.	3446 N. 47th St. 10th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the Alderwoman and will be rescheduled for the next available hearing.	

<u>Item</u> <u>No.</u>	<u>Case No./</u> <u>Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
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Other Business:

Board member Szymanski moved to approve the minutes of the October 21, 2000 and November 9, 2000 meeting. Seconded by Board member Board member Doyle. Unanimously approved.

The Board set the next meeting for December 21, 2000.

Board member Winkler moved to adjourn the meeting at 7:40 p.m.. Seconded by Board member Szymanski. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board

<u>Item</u> <u>No.</u>	<u>Case No./</u> <u>Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
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